



36 Hollybank Lane, Emsworth

Guide Price £1,250,000 Freehold



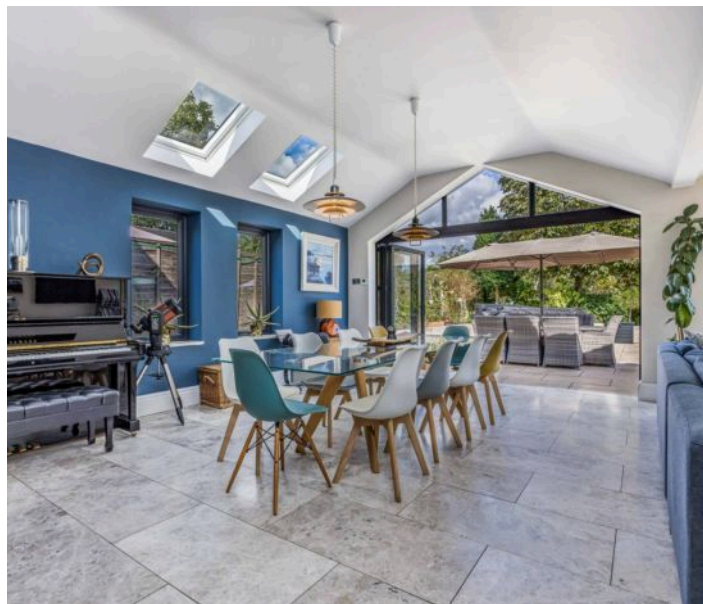
36 Hollybank Lane

Emsworth

- Stunning Four Bedroom Detached Family Home
- Renovated And Extended To A High Specification
- Stylish Bespoke Open Plan Kitchen / Dining / Family Room With Bi-Fold Doors To Garden
- Utility / Boot Room
- Four Double Bedrooms & Modern En-Suite To Primary Bedroom
- Extensive Landscaped Garden With Multiple Fruit Trees & Outdoor Pergola / Hot tub & Bespoke Garden Room
- Electric Charge Points & Solar Panels
- Requested Location Walking Distance HollyBank Wood, Stansted Forest & Emsworth Village Centre
- Newly Extended Driveway & Double Garage

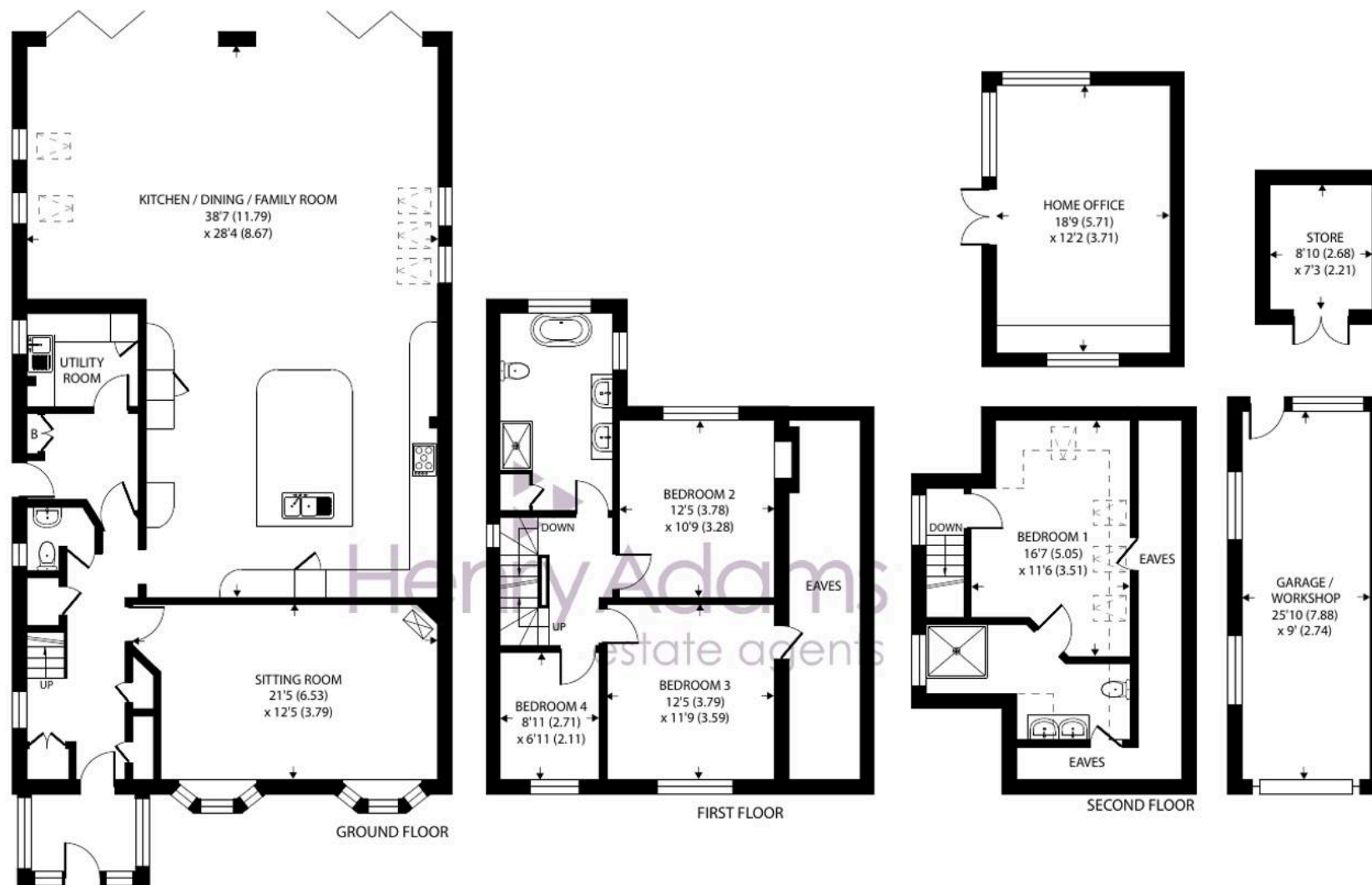
This Stunning Four Bedroom Detached Family Home has been meticulously renovated and extended by the current owner to a high specification. The property boasts a stylish bespoke open plan kitchen that seamlessly flows into the dining and family room, complete with bi-fold doors that lead out to the garden, perfect for entertaining guests. A utility and boot room provides convenience and additional storage space. The sitting room with feature bay windows and log burner provides the perfect spot for cosy evenings with family and friends.

The property features four double bedrooms, with three generously proportioned bedrooms, along with a modern en-suite to the primary bedroom. A contemporary family bathroom services the remaining bedrooms.









Emsworth, PO10

Approximate Area = 2620 sq ft / 243.4 sq m

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Garage = 232 sq ft / 21.5 sq m

Outbuilding = 304 sq ft / 28.3 sq m

Total = 3220 sq ft / 299.2 sq m

For identification only - Not to scale



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Produced for Henry Adams. REF: 1324862

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The extensive landscaped garden is a nature lover's delight, featuring multiple fruit trees and an outdoor pergola. For those looking to relax and unwind, there is a hot tub and quiet garden room, providing a tranquil retreat without leaving the comfort of home.

Environmentally conscious features include electric charge points and solar panels, offering sustainable living options for the eco-conscious buyer.

The newly extended driveway provides ample parking for multiple vehicles, complemented by a double garage for additional storage or parking needs.

Hollybank Lane is a popular residential road just to the North of the Harbour side village of Emsworth which offers an exceptional range of independent shops, cafes and restaurants. Emsworth is a renowned destination for sailors and there are two sailing clubs within the town itself. There are excellent transport links from Emsworth with the train station sitting on the Victoria Line and the Waterloo line found just a few miles away at Havant. By road, London is just over an hour away along the A3(M) and access along the coast is good via the A/M27. Other nearby points of interest include: the unspoilt countryside of the South Downs National Park just a few miles to the north and the Cathedral City of Chichester around 9 miles to the east - home of the Goodwood Festival of Speed and Qatar Glorious Goodwood.

Council Tax band: E EPC Energy Efficiency Rating: A





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.